

# CITY OF KIRKLAND

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## DEPARTMENT OF PUBLIC WORKS MEMORANDUM

**To:** Planning Department

**From:** Thang Nguyen, Transportation Engineer

**Date:** February 29, 2012

**Subject:** C&G Traffic Concurrency Test Notice, Tran12-00528

The purpose of this memo is to inform you that the proposed development of the vacant property at 7707 128<sup>th</sup> Avenue NE has passed traffic concurrency.

### **Project Description**

The applicant proposes construct a 36 unit single-family subdivision. It is anticipated that the project will be built and fully occupied by the end of 2014.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (February 29, 2013) unless a development permit and certificate of concurrency are issued or an extension is granted.

### **EXPIRATION**

The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice.
2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

### **APPEALS**

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Scott Lee., The Transpo Group  
Rob Jammerman, Development Engineer Manager